Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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प्रारुप 1
पंजीकरण प्रमाण-पत्र

कार्पोरेट पहचान सख्या : U70101TN2007PTC063948 2007 - 2008

मैं एतदद्वारा सत्यापित करता हूँ कि मैसर्स

ABI ESTATES PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अतर्गत आज किया जाता है और यह कम्पनी लिमिटेड है।

यह निगमन-पत्र आज दिनांक चौदह जून दो हजार सात को मेरे हस्ताक्षर से चैन्नई में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U70101TN2007PTC063948 2007 - 2008

I hereby certify that ABI ESTATES PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is limited.

Given under my hand at Chennai this Fourteenth day of June Two Thousand Seven.

SEAL OF THE REGISTRAR OF COMPANIES ★TAMIL NADU★

(SURYANARAYANA DHARA)

कम्पनी रजिस्ट्रार / Registrar of Companies

तमिलनाडु, चैन्नई

Tamil Nadu, Chennai

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

ABI ESTATES PRIVATE LIMITED
NO.397, OLD NO.281, PRECISION PLAZA, ANNA SALAI,
CHENNAI - 600018,
Tamil Nadu, INDIA

For ABI ESTATES PVT. LTD.

Authorised Signatory

Ministry Of Corporate Affairs

Date : 11-10-2023 4:42:42 pm

Company Information

CIN	U70101TN2007PTC063948
Company Name	ABI ESTATES PRIVATE LIMITED
ROC Name	ROC Chennai
Registration Number	063948
Date of Incorporation	14/06/2007
Email Id	abicmd@gmail.com
Registered Address	NO.397, OLD NO.281, PRECISION PLAZA ANNA SALAI, CHENNAI, Tamil Nadu, India, 600018
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	1,00,00,000
Paid up Capital (Rs)	1,00,00,000
Date of last AGM	30/09/2022
Date of Balance Sheet	31/03/2022
Company Status	Active

For ABI ESTATES PVT. LTD.

Authorised Signatory

Jurisdiction	
ROC (name and office)	ROC Chennai
RD (name and Region)	RD, Southern Region

Index of Charges

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	AA0750463	100214999	BANK OF BARODA	21/02/2018	14/05/2020	28/09/2022	45,14,000	EDB - ALWARPET BRANCH,NO 83, SAPTHAGIRI APARTMENTS, T T K ROAD,	No	-

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
								ALWARPET,CHENNAI, Tamil Nadu, India, 600018		

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	07556015	ABINAYA ELANGO	Director	08/07/2016	-	Yes
2	09315879	VARADHARAJAN AGNIKUMAR	Director	01/04/2022	-	Yes
3	02163838	ELANGO SEERALAN	Director	14/06/2007	-	Yes
4	02163860	ELANGO SAKUNTHALA	Director	14/06/2007	-	Yes

For ABI ESTATES PVT. LTD.

Authorised Signatory

ABI
INTEGRATED WITH INTEGRITY

ABI ESTATES PVT. LTD.
No. 397, Anna Salai, Precision Plaza,Teynampet,
Chennai - 600 018. Phone : 044-4223 6565
E-mail : info@abigroups.co.in
Website : www.abigroups.co.in

Extract of the minutes of the meeting of the board of directors of **M/s.ABI ESTATES PRIVATE LIMITED** held at its registered office of the company at No.397/281, Anna Salai, Precision Plaza, Teynampet, Chennai-18 on Friday, the **19th** day of **JULY 2024** at 05.30 pm.

Directors Present:-

1. **Mr.S.ELANGO**
2. **Mrs. E.ABINAYA**
3. **Mr.V.AGNIKUMAR**

RESOLVED THAT pursuant to the applicable provisions of companies Act 1956 consent of the Board of Directors of the company be and is hereby accord with the property comprised in **Survey No.545/1A1A,** measuring to an extent of **Acre 0.51½ cents** and **Survey No.546/2A1A2,** measuring to an extent of **Acre 1.88½ Cents TOTALLY** admeasuring **Acre 2.40 cents,** vide **Patta Nos.6215 & 6226** situated at Padappai Village, Kundrathur Taluk, Kancheepuram District, for the purpose of business on such terms and conditions as may be considered appropriate and in the best interest of the company.

RESOLVED FURTHER THAT Mr.G.CHANDRABABU, (Aadhaar No.967601050132), son of late.K.Govindan, aged about 50 years, residing at No.45/60, Srinivasan Street, Perambur, Chennai-600 011 is hereby authorized by the board of directors and empowered to execute, sign, submit all types of statutory forms, affidavit, documents, applications, Gift Deed in favour of Panchayat, declarations, notices, statements, certificates and take all the necessary action required for obtaining layout approval and RERA approval from the appropriate authorities on behalf of the Company.

RESOLVED FURTHER THAT the Board of Directors of the Company be and are hereby authorised signatory of the Company **Mr.G.CHANDRABABU** to execute Sale Deed, Sale Agreement, Rectification Deed, Development Agreement, Memorandum and Gift Deed & other Agreements, to sign and present the said Sale Deeds for Registration before Sub-Registrar or any other Competent Authority, to do each and everything in connection with the Registration of the above said Sale Deeds on behalf of the company regarding the sale of the aforesaid property.

For M/s.ABI ESTATES PRIVATE LIMITED

S.ELANGO	**E.ABINAYA**	**V.AGNIKUMAR**
Managing Director	Director	Director

//CERTIFIED TRUE COPY//

WHERE SERVICE QUALITY AND RELIABILITY MERGE

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.